



DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 28 JULY 2021 AT 7.00 P.M.

Present: Cllr A E Woodhams
Cllr A Best
Cllr H Bradford
Cllr C Carver
Cllr P Darby
Cllr C M Ralph
Cllr N Roberts
Cllr D Thomas
Cllr Mrs R Wyvern Batt

1 Member of the Public
Mrs C Macleod (Clerk/RFO)

Covid restrictions were listed.

1. FIRE EVACUATION PROCEDURE

No fire drill. Instructions relayed.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

Each Member to ensure that their register of interests is up-to-date
Nothing reported.

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence
Apology for absence received and accepted from MS.

4. CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 30 JUNE 2021

Proposed, seconded and resolved CONFIRMED.

5. PUBLIC PARTICIPATION

Public participation held here from 7.02 to 7.07 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

1. Application PA21/05950 Proposal The proposal seeks to repurpose and convert the existing light industrial warehouse building, to create a family dwelling **Location** Carnmeal Cottage Carnmeal Breage TR13 9NL

Proposed, seconded and unanimously resolved that Breage Parish Council supports the application.

2. Application PA21/05794 Proposal Two storey side extension and conservatory to the rear **Location** Wheal Emma House Rosemaber Breage TR13 9NE

Proposed, seconded and unanimously resolved that Breage Parish Council supports the application.

3. Application PA21/06281 Proposal Restoration of historical dwelling to form dwelling and associated works. (Revised scheme following PA20/11448) **Location** Former Horsepool Farm Godolphin Cross Helston TR13 9QY

Proposed, seconded and unanimously resolved that Breage Parish Council supports the application.

4. Application PA21/05809 Proposal Single storey front extension to provide accessible bedroom and shower **Location** 29 Coulthard Drive Breage TR13 9PF

Proposed, seconded and unanimously resolved that Breage Parish Council supports the application.

5. Application PA21/06460 Proposal Proposed conversion of existing redundant outbuilding to form an independent dwelling including minor extension on northern elevation and associated works **Location** Sparnon Farm Tregonning Lane Carleen Breage

Proposed, seconded and unanimously resolved that Breage Parish Council supports the application.

6. Application PA21/05887 Proposal Proposed conversion of redundant barn to Dwelling **Location** Redundant Building At Tregunno Farmhouse Breage Helston Cornwall

Proposed, seconded and unanimously resolved that Breage Parish Council supports the application. It was agreed to ask that the fenestration be consistent in reflecting the Listed Buildings Conservation Act 1990 sec 66.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 28 JULY 2021

7. Application PA21/06231 Proposal Reserved Matters Application for Appearance, Landscaping and Scale for the proposed erection of 7 residential dwellings and associated works including garages, parking, roads and drainage **Location** Land West Of Church Of The Annunciation **Proposed, seconded and unanimously resolved that Breage Parish Council supports the application. It was agreed that it be asked that a full length landing windows be considered to give a more balanced appearance than the small windows shown.**

7. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

Meeting action notes and monthly report previously circulated to Councillors

Report:

The statutory consultation period on the Submission Edition of the NDP is nearing its end of 29 July.

At the time of writing CC has received four representations on the NDP (all from statutory consultees), it might be expected that further representations arrive over the final days of the consultation period.

The next stage of the NDP process (once the consultation period has ended) will be the 'independent examination' carried out under sections 17, 17A and 18 of the NDP Regulations.

Our case officer at CC has informed me that CC has applied for an 'independent examiner' to be appointed, and that the referral service has confirmed to BPC that the appointment process has commenced.

CC and BPC will be presented with a choice of 'independent examiners' and will need to determine in partnership which one should be appointed to undertake the 'independent examination'.

Note, there is no direct 'cost' to BPC in appointing the 'independent examiner' although clerk and councillor 'time' may be needed in responding to any questions that the 'independent examiner' may have on the emerging NDP.

The 'independent examiner' will assess the NDP itself, review the supporting documentation, and consider any representations received on the NDP.

The 'independent examiners' job is basically to assess the NDP (including any representations received) to ensure that it meets the 'basic conditions' of the NDP regulations and as such can progress to the 'referendum stage'.

In short, the 'independent examiner' will assess the NDP as a whole (not just the representations received) to ensure that the policies in the NDP are allowed by the NDP Regulations, are related to planning matters, contribute to sustainable development, do not include minerals and waste policies, are aligned with national and strategic planning policy, do not repeat national or strategic planning policy, and are supported by an appropriate level of evidence.

The 'independent examiner' has essentially three 'options' to arrive at in respect of their assessment of the NDP: approve it for referendum with no change, approve it for referendum but only after modifications proposed by the examiner have been agreed, reject the NDP.

Perhaps not surprisingly, the majority of examiner's reports arrive at the second of the above options: approve for referendum subject to modifications recommended by the 'independent examiner'.

My own view is that this will be the position in respect of the Breage NDP. For example, it contains a number of policies that are basically repeats of national or strategic policy (for example but not limited to, Policy OS3 relating to access to Right to Roam Areas and Policy E9 relating to listed buildings) and a number of policies where the evidence base is not overly strong (for example but not limited to, Policy H7 relating to primary residency for new housing across the whole of the Parish, Policy E16 relating to development affecting ancient woodland and Policy E22 relating to protecting the night sky). It is likely but not given that the 'independent examiner' will recommend changes to the NDP prior to it moving onto referendum.

The SG is continuing to maintain a 'watching' brief' on representations received during the consultation period and is scheduled to meet again in August in order to digest but not review the representations received on the NDP and to come up to speed with the examination process that will be put in place.

8. AFFORDABLE HOUSING CARLEEN

i) Update on the progress

CCLT has seen some delay in the submission of the proposed planning application due to staff holidays and the finalisation of legals with the planning application not submitted at the end of June as was hoped.

It is anticipated that the planning application will now be submitted at the end of July/start of August. CC will of course consult with BPC on the planning application once it is submitted and validated.

It should be noted that CC has signalled a 4 week delay in determining planning applications due to the number of planning applications it is currently receiving; this, together with the delay in the submission of the planning application itself, is likely to put back the overall indicative timetable that CCLT were working to.

9. APPEALS

i) Update

Cherry Tree Meadow - decision awaited.

10. ENFORCEMENT MATTERS

i) Update

1. **EN20/00468** - Land North of Hope Farm Breage Helston Cornwall TR13 9NE - Alleged unauthorised change of use of the land - creation of two car parking area, erection of a shepherd's hut and another possible shed being erected – **At step 6 – awaiting application**
2. **EN21/00684** - OS Field 9019 Crava Lane Ashton - Change in use of agricultural land to a mixed use including stationing of a caravan used for residential purposes and operational development to form an access track - **Currently at step 4**
3. **EN20/01361** - Roslyn Higher Road Breage Helston Cornwall TR13 9PJ - Alleged unauthorised stationing of a residential building on the land - **At step 4**
4. **EN21/00887** Ors Meur 7 Penlee Close Praa Sands Penzance Cornwall TR20 9SR - Alleged creation of a road – **At step 4**
5. **EN21/00886** York Cottage, Pengersick Lane, Penzance TR20 9RB - Alleged change of use of 2 large shipping containers and agricultural machinery – **The matter has been formally considered. The Officer does not consider that any business being operated from the site is causing amenity issues or a material change in the use of the property that would require planning permission at this time. If the business grows and does start to affect the amenity and the property is clearly being overrun by the business use the situation can be reviewed. The file is closed and no further action will be taken.**
6. **EN21/01148** - North Of Breage Village Hall St Aubyns Square Breage Helston Cornwall - Alleged removal of wall and tree which falls within Conservation Area Land - **At step 4**

11. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting 3 August 2021; Planning Meeting Wednesday **8 SEPTEMBER 2021**; Ordinary Parish Council Meeting **14 SEPTEMBER 2021** Meetings will be held in the Parish Rooms at 7.00 p.m. unless otherwise advised. **Breage Parish Council would be grateful if members of the public intending to attend the meetings of the Parish Council would complete a Covid 19 lateral flow test 48 hours prior to the meeting. Please advise the Clerk that you will be attending, wear a face mask and adhere to social distancing for your safety and to help to maintain Covid security. Thank you.**

Chairman's update:

Cemetery tarmac will be laid on 14 and 15 July.

Small hedge at Cemetery needs trimming and weeding out. Brambles need to be cut down. Councillors were asked if they could help with this.

A pre-app has been requested.

Porthcew wild flower meadow application – BPC did not receive some of the details that should have been received in March.

There being no further business the meeting closed at 8.25 p.m.

DRAFT MINUTES PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 28 JULY 2021

At 7.02 p.m. The Chairman closed the meeting and invited the member of public present to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

The applicant for Planning Application 4. PA21/05809 spoke about application and the desperate need for the facilities for their family. There is no other place the facility could be built. It was suggested that Cllr Keeling be contacted by the applicant.

Public participation ended at 7.07 p.m. The Chairman re-opened the meeting.